

## **SITE PLAN REVIEW AGENDA**

**Tuesday, May 23, 2017**

### **NEW SITE PLAN REVIEW APPLICATIONS**

None

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** **SP-13-16-17**  
**Address:** [185-205 Scio Street](#), 143-147 Delavan Street  
**Description:** Construct a 4 story, 35,000 square foot, multifamily dwelling with 33 residential units, a 28 space surface parking lot, and outdoor recreation space.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan approval pending

**File #:** **SP-24-16-17**  
**Address:** [1535 Hudson Avenue](#) and 611 East Ridge Road  
**Zoning District:** C-3  
**Description:** Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Resolved driveway location. This forces re-design of site. New drawings will be submitted.

**File #:** **SP-28-16-17**  
**Applicant:** Ronald Talarico (Eastman Business Park)  
**Address:** [200 West Ridge Road](#)  
**Zoning District:** Planning Development (PD) #12  
**Description:** Install new internally lit marquee on south façade, perforated vinyl scrim on south façade (over existing windows), four internally lit poster box signs on south façade, new signage on west façade, and 27 foot tall, freestanding, double sided digital message board sign west of building (aka Building #28, Kodak Center for the Performing Arts)  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan approved 5-22-2017

**File #:** **SP-25-16-17**  
**Address:** [687 Lee Road](#)  
**Zoning District:** M-1/Mount Read-Emerson Urban Renewal District  
**Description:** Construct new freestanding, 122' tall, 672 sf, double-sided, advertising

sign (billboard). North facing side will be conventional, south facing side will be digital.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan review in progress.

**File #:** **SP-26-16-17**

**Address:** [1425 Portland Avenue](#)

**Zoning District:** Planned Development (PD) #6

**Description:** Construct seven story, 130 foot tall, 312,000 sf addition to existing hospital complex. This project facilitates the conversion of existing double rooms into single rooms, therefore the hospital will remain at 528 licensed beds upon project completion. Project includes closure of one driveway on Portland Avenue, relocation of RTS stop, reconfiguration of vehicle and pedestrian circulation on east side of campus, and associated landscaping improvements.

**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Site Plan preliminary findings sent 5-22-2017

**File #:** **SP-23-16-17**

**Address:** [40 Silver Street](#)

**Zoning District:** M-1

**Description:** Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan preliminary findings sent 5-19-2017

**File #:** **SP-16-16-17**

**Address:** [1055 North Clinton Avenue](#) (revised site includes 1049-1051, and 1065-1073 North Clinton)

**Zoning District:** C-2

**Description:** Demolish vacant mixed use building at 1049-1051, construct 9,107 square foot retail structure (Family Dollar), including a 23 space parking lot, relocate two curb openings on North Clinton, as well as associated landscaping improvements. Includes resubdivision of 1049-1051, 1055 and 1065-1073 North Clinton.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Code compliance review completed. Site Plan preliminary findings in review. Project scheduled for 5-25-2017 ZBA.

### **PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

**152 East Ridge, C-2.** Add vehicle repair to existing towing operation.